

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		BRATTLE TERR, ARLINGTON

OWNERSHIP

Owner 1:	GUHANIA NARINDER S &		
Owner 2:	GUHANIA DEVENDER		
Owner 3:			
Street 1:	24 BRATTLE TERR		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	GUHANIA NARINDER S -		
Owner 2:	KAUR DEVENDER -		
Street 1:	24 BRATTLE TERR		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,356 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Wood Shingle Exterior and 2282 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10000	Total SF/SM:	4356
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4356.000	377,500		366,200	743,700
Total Card	0.100	377,500		366,200	743,700
Total Parcel	0.100	377,500		366,200	743,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		325.84	/Parcel: 325.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	377,500	0	4,356.	366,200	743,700	743,700	Year End Roll	12/18/2019
2019	101	FV	271,500	0	4,356.	366,200	637,700	637,700	Year End Roll	1/3/2019
2018	101	FV	271,500	0	4,356.	245,900	517,400	517,400	Year End Roll	12/20/2017
2017	101	FV	271,500	0	4,356.	235,400	506,900	506,900	Year End Roll	1/3/2017
2016	101	FV	271,500	0	4,356.	214,500	486,000	486,000	Year End	1/4/2016
2015	101	FV	260,600	0	4,356.	172,600	433,200	433,200	Year End Roll	12/11/2014
2014	101	FV	260,600	0	4,356.	154,300	414,900	414,900	Year End Roll	12/16/2013
2013	101	FV	260,600	0	4,356.	146,500	407,100	407,100		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

Date	Number	Descrip	Amount C/O	Last Visit	Fed Code	F. Descip	Comment
2/7/2019	178	Redo Kit	15,000 C				
7/17/2018	989	New Wind	1,700 C				
5/27/2015	577	Solar Pa	26,936				
5/5/2014	429	Re-RooF	4,800				
3/2/2010	137	New Wind	1,365				REPL 3 WINDOWS W/V
7/30/2002	615	Alterati	5,000 C				RETAINING WALL.
5/15/2001	303	Alterati	10,000 C				RETAINING WALL REA
5/13/1999	270	Manual	4,000				RETAINING WALL

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
6/3/2014	External Ins	PC	PHIL C
5/20/2009	Measured	197	PATRIOT
3/29/2000	Inspected	264	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	277	PATRIOT
10/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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Alt	%	Spec	J	Foot	Use Value	Notes
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Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total:	366,203	Spl Credit	Total:	366,200
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